

LEASING PRESENTATION

# 2100 Ferry Street

Easton, Pennsylvania

## Hospital District in High Growth Market

Standalone medical office for lease with an existing clinical layout, ADA access, and dedicated on-site parking.

4,764 SF

14 Rooms

4 ADA Restrooms

Large Private Parking

Public Water / Sewer

USA Property Group Inc

Acquisitions | Development | Management

## Turnkey Clinical Facility

Medical / Behavioral Health

Existing 14-room layout, 4 ADA restrooms, public water/sewer, and a straightforward fit for outpatient medical use.

## OPPORTUNITY OVERVIEW

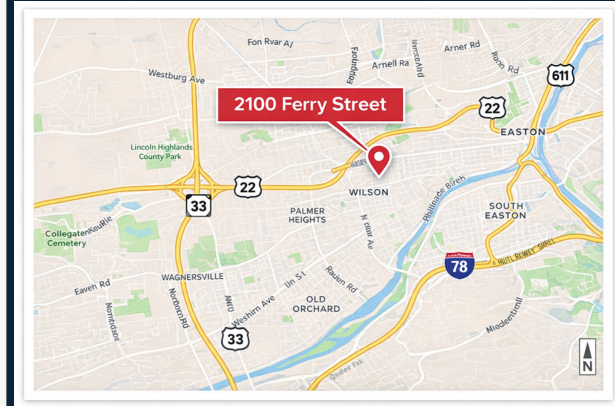
# A care-ready medical office with key infrastructure already in place

Standalone 4,764 SF building configured for outpatient or specialty medical use, with reception/waiting, multiple exam or office rooms, storage, and staff support space.

- Reception and waiting area support organized patient arrival.
- 14 office/exam rooms plus storage, closets, and existing chart filing.
- Employee break room and private restroom are already built in.
- ADA access, dedicated accessible parking, and public water/sewer are in place.
- Ample 3 Phase Power 120KW 400+ Amp.
- Flexible floor plan option and T.I. opportunities.

## Regional Access

Positioned in a dense residential setting near St. Luke's – Easton Hospital Campus with convenient access to Route 22 and I-78.



- St. Luke's - Easton Campus Adjacent
- Route 22 and I-78 connectivity
- Dense residential catchment



### Standalone footprint

A rare standalone setup suitable for professional medical and outpatient users.



### Existing clinical layout

Multiple rooms, support space, storage, and established internal flow reduce repositioning friction.

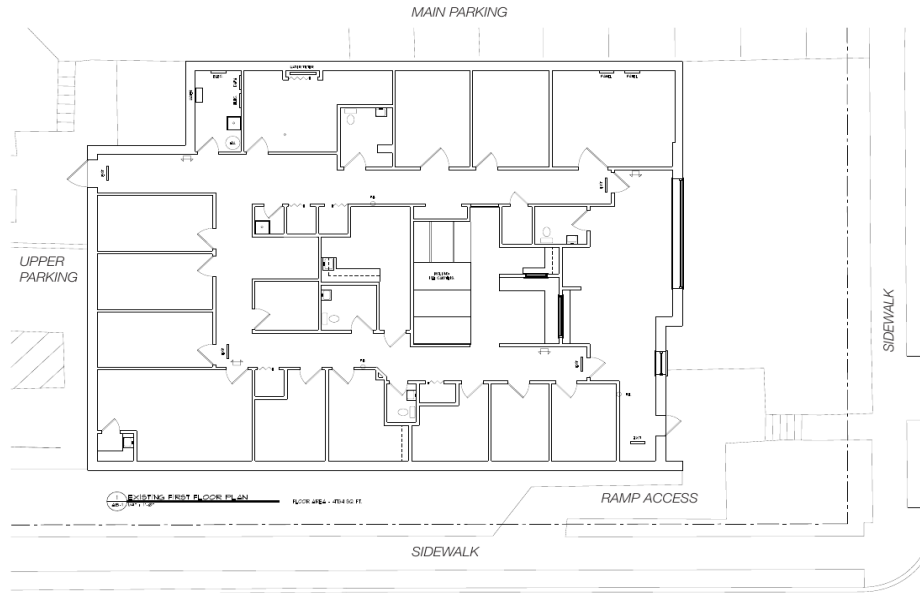


### Patient-friendly arrival

Ramp access, ADA restrooms, and private parking reinforce accessibility for visitors and staff.

# Efficient circulation, existing room count, and accessible arrival already established

The current plan shows 14 rooms arranged along central corridors, with reception and support functions near the core and ramp access from Ferry Street.



## Layout Notes

- 14 rooms configured along central corridors
- Reception and support near the core
- ADA access and dedicated parking shown on plan
- Straightforward fit for medical occupancy



### Main Entrance

Dedicated entrance and ramp-access arrival reinforce usability for patients, providers, and staff.

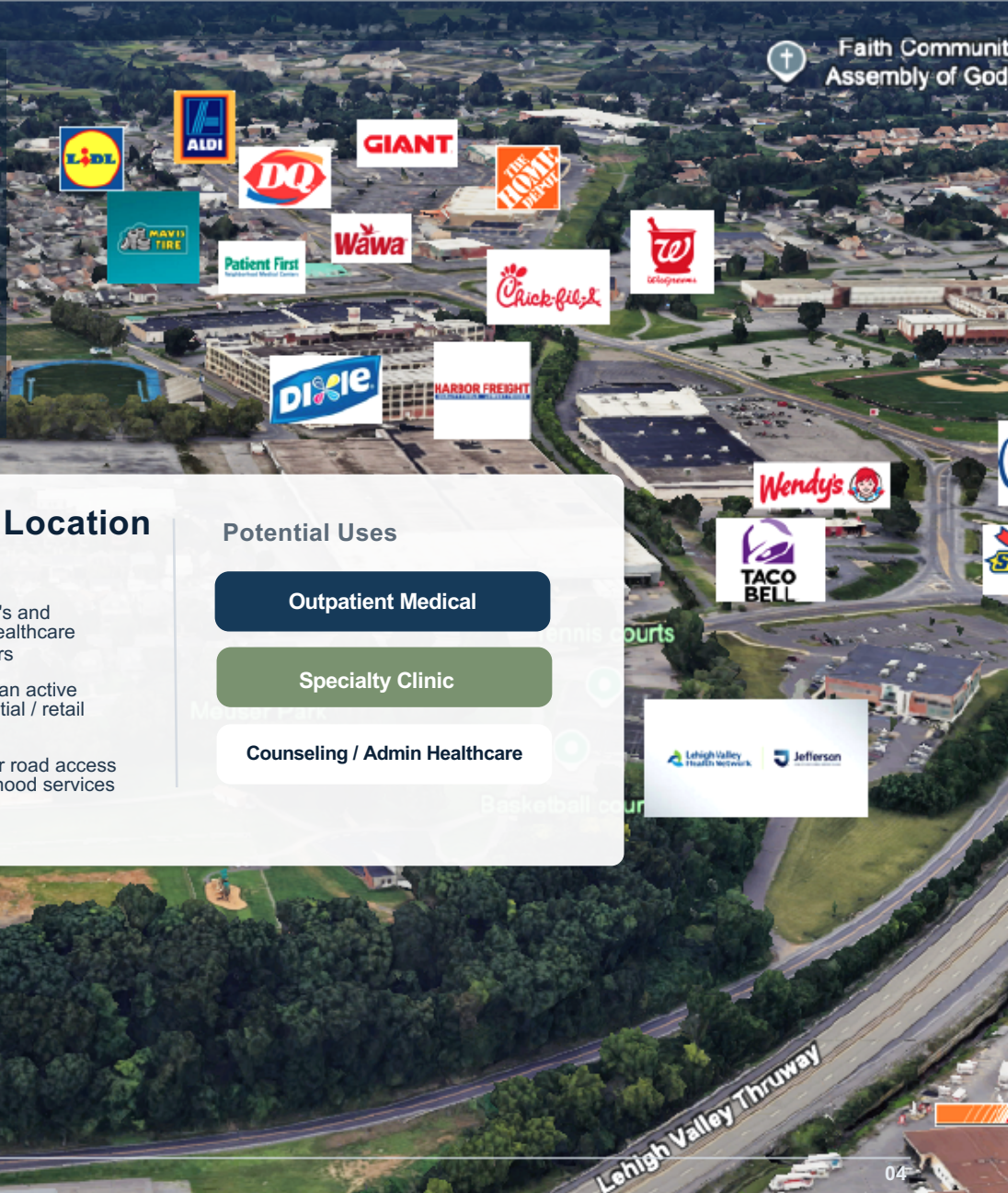


### Accessible Parking Area

Private parking and marked accessible spaces support a more convenient outpatient experience.

# Connected to neighborhood healthcare demand and daily-needs retail

The site is visible within an active mixed residential / retail corridor and benefits from proximity to St. Luke's plus easy access to major regional roadways.



## Why the Location Works

- Near St. Luke's and established healthcare demand drivers
- Visible inside an active mixed residential / retail corridor
- Close to major road access and neighborhood services

## Potential Uses

- Outpatient Medical
- Specialty Clinic
- Counseling / Admin Healthcare

Location Context